

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

IN RE:	:	Bankruptcy No. 18-24483-GLT
RICHARD P. BARNES II	:	Chapter 7
<i>Debtor</i>	:	
Natalie Lutz Cardiello, Trustee	:	
Movant	:	
v.	:	
United States of America, Internal Revenue Service; Commonwealth of Pennsylvania, Department of Revenue; Allegheny County; Municipality of Penn Hills; Penn Hills School District; Jordan Tax Service; Keystone Collections Group; Oakmont Water Authority; MERS, Inc., as nominee for Freedom Mortgage as successor by merger with Union Home Mortgage Corp; Jayme Ann Livorio; and Jeffrey J. Sikirica, Trustee for the Bankruptcy Estate of Jayme Ann Livorio	:	
Respondents	:	

**REPORT OF SALE**

A sale hearing was conducted on September 9, 2021, in connection with the sale of 113 Treona Dr., Verona, PA 15147 to VB One, LLC. The sale price was \$111,000 plus a Buyer's Premium of \$7,500. Closing was held on September 30, 2021, and the bankruptcy estate received a carve-out of \$7,500, one-half of which was paid to Jeffrey J. Sikirica, Trustee for the bankruptcy estate of Jayme Ann Livorio, co-owner of the real estate. A copy of the settlement statement is attached hereto and incorporated herein.

Respectfully submitted,

/s/ Natalie Lutz Cardiello  
Natalie Lutz Cardiello, Trustee  
107 Huron Drive  
Carnegie, PA 15106  
[ncardiello@cardiello-law.com](mailto:ncardiello@cardiello-law.com)  
(412) 276-4043

## A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No 2502-0265

B. Type of Loan					
1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. 2021-PA-5593	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: VB One, LLC 3500 Park Center Drive Suite 100 Dayton, OH 45414			E. Name & Address of Seller: Natalie Lutz Cardiello, Bankruptcy Trustee of Estate of Richard P Barnes II		F. Name & Address of Lender: CASH ..
G. Property Location: 113 Treona Drive Verona, PA 15147 Lot 36, Forest Knolls Plan of Lots			H. Settlement Agent: Total Title Services, LLC	I. Settlement Date: 09/30/2021 Funding Date: 09/30/2021 Disbursement Date: 09/30/2021	
			Place of Settlement: 7508 State Ridge Boulevard Reynoldsburg, OH 43068		
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due from Borrower			400. Gross Amount Due to Seller		
101. Contract sales price \$111,000.00			401. Contract sales price \$111,000.00		
102. Personal property			402. Personal property		
103. Settlement charges to borrower (line 1400) \$11,563.95			403.		
104.			404.		
105. 2021 County Taxes \$491.45			405.		
Adjustment for items paid by seller in advance			Adjustment for items paid by seller in advance		
106. City/Town Taxes 09/30/2021 to 01/01/2022 \$165.60			406. City/Town Taxes 09/30/2021 to 01/01/2022 \$165.60		
107. County Taxes 09/30/2021 to 04/01/2022 \$245.70			407. County Taxes 09/30/2021 to 04/01/2022 \$245.70		
108. Assessments			408. Assessments		
109. School District Tax 09/30/2021 to 06/30/2022 \$2,293.20			409. School District Tax 09/30/2021 to 06/30/2022 \$2,293.20		
110.			410.		
111.			411.		
112.			412.		
120. Gross Amount Due from Borrower \$125,759.90			420. Gross Amount Due to Seller \$113,704.50		
200. Amount Paid by or on Behalf of Borrower			500. Reductions in Amount Due to Seller		
201. Deposit \$5,000.00			501. Excess deposit (see instructions)		
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400) \$8,772.50		
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff to Mortgage Payoff \$103,560.16		
205.			505. Payoff of Second Mortgage		
206.			506.		
207.			507.		
208.			508.		
209.			509.		
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/Town Taxes			510. City/Town Taxes		
211. County Taxes			511. County Taxes		
212. Assessments			512. Assessments		
213.			513.		
214.			514.		
215.			515.		
216.			516. Delinquent County Taxes \$1,371.84		
217.			517.		
218.			518.		
219.			519.		
220. Total Paid by/for Borrower \$5,000.00			520. Total Reduction Amount Due Seller \$113,704.50		
300. Cash at Settlement from/to Borrower			600. Cash at Settlement to/from Seller		
301. Gross amount due from borrower (line 120) \$125,759.90			601. Gross amount due to seller (line 420) \$113,704.50		
302. Less amounts paid by/for borrower (line 220) \$5,000.00			602. Less reductions in amounts due seller (line 520) \$113,704.50		
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower \$120,759.90			603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller		

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services; • Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges

		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
<b>700. Total Real Estate Broker Fees</b>			
Division of commission (line 700) as follows :			
701. \$4,440.00 to eXp Realty			
702. \$2,220.00 to Vinebrook Homes, LLC			
703. Commission paid at settlement			\$6,660.00
704.			
<b>800. Items Payable in Connection with Loan</b>			
801. Our origination charge			
802. Your credit or charge (points) for the specific interest rate chosen			
803. Appraisal fee			
804. Credit report			
805. Tax service			
806. Flood certification			
807.			
808.			
809.			
810.			
<b>900. Items Required by Lender to be Paid in Advance</b>			
901. Daily interest charges from 09/30/2021 to 10/01/2021			
902. Mortgage insurance premium			
903. Homeowner's insurance			
904. Lien Letter Processing to Total Title Services,LLC		\$250.00	
905. Dye Test Invoice to Gregg Johns		\$100.00	
<b>1000. Reserves Deposited with Lender</b>			
1001. Initial deposit for your escrow account			
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
<b>1100. Title Charges</b>			
1101. Settlement or closing fee to Total Title Services,LLC		\$75.00	\$575.00
1102. Owner's title Insurance to Westcor Land Title Insurance Company		\$1,087.70	
1103. Lender's title Insurance to Westcor Land Title Insurance Company			
1104. Lender's title policy limit \$			
1105. Owner's title policy limit \$111,000.00			
1106. Title Exam Fee to Total Title Services,LLC		\$250.00	
1107.			
1108.			
1109.			
1110.			
1111.			
1112.			
1113. Wire Service Fee to Total Title Services,LLC		\$75.00	
1114.			
1115. Courier Fee to Total Title Services,LLC		\$75.00	
1116.			
1117.			
1118.			
1119. E Document Preparation to Total Title Services,LLC		\$150.00	
<b>1200. Government Recording and Transfer Charges</b>			
1201. Recording fees Deed \$181.75 Mortgage \$ Release \$ to Allegheny County Recording Office		\$181.75	
1202. City/County tax/stamps Deed \$3,075.00 Mortgage \$ to Allegheny County Recording Office		\$1,537.50	\$1,537.50
1203. State tax/stamps Deed \$ Mortgage \$			
1204. Electronic Filing Service Fee FBO Simplifile to Allegheny County Recording Office		\$4.00	
1205. Electronic Filing Service Fee to Total Title Services,LLC		\$20.00	
<b>1300. Additional Settlement Charges</b>			
1301.			
1302. Deed Filing Service Fee to Total Title Services,LLC		\$25.00	
1303. Electronic Service Fee to Total Title Services,LLC		\$58.00	
1304. County Tax Cert to Allegheny County Treasurer		\$25.00	
1305. Occupancy Permit to Municipality of Penn Hills		\$50.00	
1306. Muni Lien Letter to Municipality of Penn Hills		\$25.00	
1307. Water/Sewer Lien Letter to Wilkinsburg Penn Joint Water Authority		\$25.00	
1308. Delinquent Tax Cert to MBM Collections		\$50.00	
1309. Buyer Premium to Natalie Lutz Cardiello, Trustee for the Bankruptcy Estate of Richard Barnes		\$3,750.00	
1310. Buyer Premium to Jeffrey J. Sikirica, Trustee for the Bankruptcy Estate of Jayme Ann Livorio		\$3,750.00	
1311.			
<b>1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)</b>		<b>\$11,563.95</b>	<b>\$8,772.50</b>

See signature addendum

Signature Addendum

VB One, LLC, a Delaware Limited Liability Company  
By:

Brian Conway, Authorized Signatory

Date

Estate of Richard P Barnes II  
By:

Natalie Lutz Cardiello, Bankruptcy Trustee

Date

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date